PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
JULY 12, 2010

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT	ABSENT
Mr. David Banks	Mr. Robert Puyear
Ms. Wendy Geckeler	
Mr. Maurice L. Hirsch, Jr.	
Ms. Amy Nolan	
Mr. Stanley Proctor	
Mr. Michael Watson	
Chairman Elliot Grissom	

Mayor John Nations
Councilmember Matt Segal, Council Liaison
City Attorney Rob Heggie
Ms. Mara Perry, Senior Planner
Mr. Shawn Seymour, Senior Planner
Ms. Susan Mueller, Principal Engineer
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Grissom acknowledged the attendance of Mayor John Nations and Councilmember Matt Segal, Council Liaison.

IV. PUBLIC HEARINGS – None

V. APPROVAL OF MEETING MINUTES

Commissioner Hirsch made a motion to approve the minutes of the June 28, 2010 Planning Commission Meeting, with amendments to page 9 as noted below.

> *Commissioner Banks stated that the required buffering will be restricted as to where it can be placed because of the floodplain. He noted that the existing tree line is fairly broken up **in the winter** and he feels lighting from the subject development will not be adequately screened.*

The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 6 to 0 with 1 abstention from Commissioner Proctor.**

VI. PUBLIC COMMENT

A. P.Z. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC)

Petitioner:
Mr. George M. Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, MO representing 40-Timberlake SE, LLC stated that a letter was submitted to Ms. Mara Perry, City of Chesterfield from the property owner at 14623 Mallard Lake Drive raising three concerns with the requested rezoning. Mr. Stock gave the Commission a response letter from Stock & Associates addressing her concerns and then summarized the letter as follows:

- Nursing Home Use – Intrusion of Noise and Lighting: Their experience with nursing homes is that, generally, they are very quiet and make good neighbors. Within the City of Chesterfield, there are several nursing homes within much closer proximity to single-family residential than what the requested nursing home would be. It was noted that the home at 14623 Mallard Lake Drive is more than 600 feet from the proposed building. It is also felt that the performance criteria relative to setbacks, heights, and densities will provide an adequate buffer.
- Tree Buffer: There is a large preservation of trees along the south and east property lines, which abut the residential properties. They do not intend to increase the disturbed limits; in fact, their disturbance is less than what is currently on the site. In addition, the Site Plan that comes forward will have a corresponding Landscape Plan, which the Architectural Review Board and Planning Commission will review relative to buffering needs.
- Flooding: They continue to work on a Flood Study that is being processed through the City and the Metropolitan St. Louis Sewer District. Upon concurrence by both agencies, it will be submitted to FEMA for review and approval.

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. **Spirit of St. Louis Air Park (Tac Air)**: Amended Site Development Plan, Landscape Plan, and Architectural Elevations for a 2.128 acre tract of land zoned "M3" Planned Industrial District located south of the Edison Avenue and Spirit of St. Louis Boulevard intersection (17V120242 & 17V110243).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, and Architectural Elevations for Spirit of St. Louis Air Park (Tac Air). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0**.

VIII. OLD BUSINESS

A. **P.Z. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC):** A request for a new public hearing for two additional uses for a change of zoning from "FPNU" Flood Plain Non-Urban District to a "PC" Planned Commercial District for an 8.7 acre tract of land located on the southeast corner of the intersection of S. Outer 40 and Timberlake Manor Parkway. (19R540055)

Ms. Mara Perry, Senior Planner, stated that two Public Hearings were held on this petition – the first on April 26, 2010 and the second on June 28, 2010. The Issues Meeting was also held on June 28th at which time a number of the outstanding issues were addressed. In addition, one new issue was identified by the Commission regarding the commencement of the Site Plan. The draft Attachment A has been written to allow the developer to submit a Concept Plan or Site Development Plan within 24 months of City Council approval of the change of zoning. This is an extension from the previously-required 18 months.

A letter had been submitted to Staff from an adjacent property owner regarding the following three concerns:

- Nursing Home Use. While the Petitioner is requesting a *nursing home* use under the Planned Commercial District, the Staff Report points out that a *nursing home* use can be requested under all residential districts. It was noted that the Zoning Ordinance views a *nursing home* as a compatible use to residential.
- Tree Buffer: This concern will be addressed with the Architectural Review Board and during Site Plan review.
- Flooding: Staff is working with the Petitioner on the Flood Plain Study.

Staff has no other outstanding issues on this petition.

Commissioner Banks questioned as to when the requested Traffic Study will be prepared. Ms. Perry replied that the Study will be required at the Site Plan stage.

Commissioner Banks made a motion to approve P.Z. 03-2010 Suburbia Gardens (40-Timberlake SE, LLC). The motion was seconded by Commissioner Proctor.

Upon roll call, the vote was as follows:

Aye: Commissioner Watson Commissioner Banks, Commissioner Geckeler, Commissioner Hirsch, Commissioner Nolan, Commissioner Proctor, Chairman Grissom

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

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Michael Watson, Secretary